083.0	0004	0004.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,800 / 668,800
					USE VALUE:	668,800 / 668,800
					ASSESSED:	668,800 / 668,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFABRITIIS JOSEPH & LINDA/TRS
Owner 2:	LINDA D DEFABRITIIS REVOCABLE
Owner 3:	TRUST
Street 1:	76 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DE FABRITIIS JOSEPH--ETAL -
Owner 2:	DE FABRITIIS LINDA -
Street 1:	76 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Vinyl Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5095.000	267,800		401,000	668,800
Total Card	0.117	267,800		401,000	668,800
Total Parcel	0.117	267,800		401,000	668,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.57 /Parcel: 391.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52105

GIS Ref

GIS Ref

Insp Date 09/18/18

!6779!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0004-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,800	0	5,095.	401,000	668,800		Year end	12/23/2021
2021	101	FV	260,100	0	5,095.	401,000	661,100		Year End Roll	12/10/2020
2020	101	FV	260,100	0	5,095.	401,000	661,100	661,100	Year End Roll	12/18/2019
2019	101	FV	209,600	0	5,095.	395,300	604,900	604,900	Year End Roll	1/3/2019
2018	101	FV	210,500	0	5,095.	303,600	514,100	514,100	Year End Roll	12/20/2017
2017	101	FV	210,500	0	5,095.	286,400	496,900	496,900	Year End Roll	1/3/2017
2016	101	FV	210,500	0	5,095.	263,500	474,000	474,000	Year End	1/4/2016
2015	101	FV	207,100	0	5,095.	246,300	453,400	453,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:28:54

LAST REV

Date	Time
09/27/18	13:56:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6779

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE FABRITIIS JO	56941-166		6/2/2011	Convenience	10	No	No		
	12945-642		3/12/1976		43,000	No	No		N

USER DEFINED

Prior Id # 1:	52105
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2015	1548	Re-Roof	5,467					
10/27/2011	1371	Redo Bat	7,000					
7/2/1992	283	Manual	1,800					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
5/2/2012	Info Fm Prmt	MM	Mary M
12/23/2008	Meas/Inspect	163	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5095		Sq. Ft.	Site		0	70.	1.12	6									400,996						401,000	

Total AC/HA:	0.11697	Total SF/SM:	5095	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,996	Spl Credit		Total:	401,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.00349963
Adj $ / SQ:	189.661
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388095
Depreciation:	120309
Depreciated Total:	267785

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

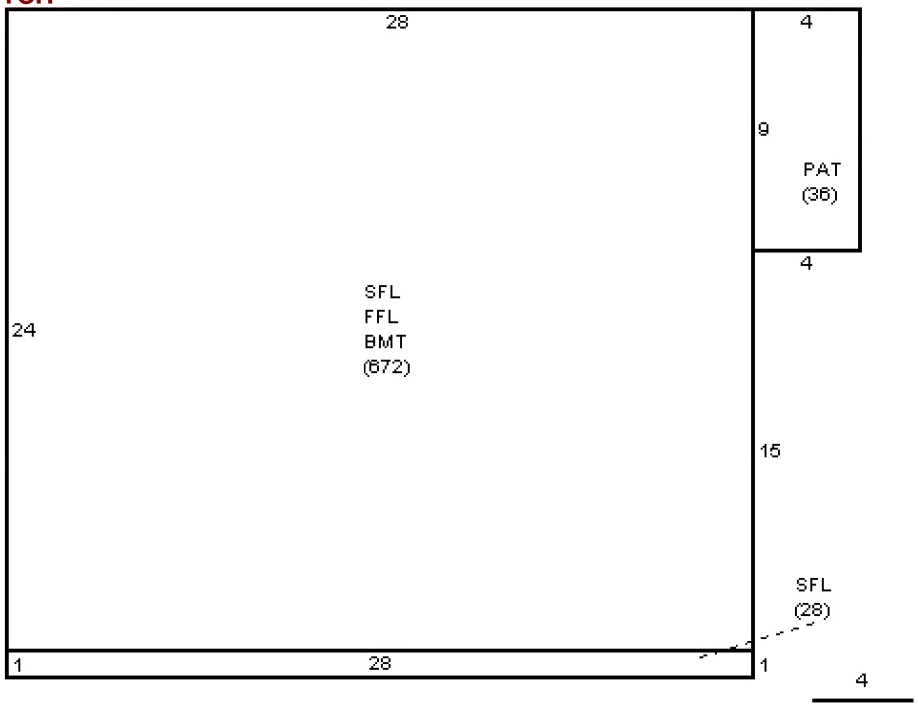
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	189.66
Special Features:	0	Val/Su Net:	128.75
Final Total:	267800	Val/Su SzAd	195.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	189.660	132,763
BMT	Basement	672	75.390	50,662
FFL	First Floor	672	189.660	127,452
PAT	Patio	36	6.020	217

Net Sketched Area:	2,080	Total:	311,094
Size Ad	1372	Gross Area	2080	FinArea	1708
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

083.0-0004-0004.B

IMAGE

AssessPro Patriot Properties, Inc